



Front Street, Dunston



3



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£285,000

- Semi-Detached Cottage
- Three Bedrooms
- Upstairs Bathroom
- Garage & Driveway
- Spacious Lounge with Log Burner
- Sought After Village Location
- Freehold
- EPC Rating E



Situated in the heart of the highly regarded village of Dunston, this delightful three bedroom semi detached cottage is brimming with character and charm, offering an appealing blend of traditional features and comfortable modern living.

The property retains a wealth of character features, including exposed beams, which add warmth and personality to the accommodation. The attractive brick façade and pretty cottage-style entrance create a wonderful first impression, perfectly complementing the property's idyllic village setting.

Ideally positioned for village life, the cottage is within walking distance of a range of local amenities, including the popular Red Lion public house, Dunston St Peter's Primary School, the village hall and beautiful countryside walks. The nearby village of Metheringham provides a wider selection of shops, cafes, a doctors' surgery and railway station, while the historic cathedral city of Lincoln is also easily accessible.

The Accommodation on offer comprises Lounge with feature log burner and Kitchen Diner to the ground floor. To the first floor there are Three Bedrooms and spacious Family Bathroom with claw foot bath. Externally the property offers a walled lawned garden with patio to the front, to the rear is an enclosed courtyard garden. The property also benefits from a single garage and driveway.



Lounge

19'3" x 12'6" (5.9m x 3.8m)

With the entrance door and windows to the front aspect, feature fireplace, access to storage, stairs rising to the first floor and radiator.

Dining Room

8'6" x 7'5" (2.6m x 2.3m)

With sliding patio doors to the rear aspect leading to the rear garden.

Kitchen

10'4" x 8'6" (3.1m x 2.6m)

With an external door and window to the rear aspect, fitted with a range of wall and base units with worktops over, sink with drainer unit, oven and hob with extractor over, integrated dishwasher and washing machine.

Landing

With stairs to the ground floor.

Bedroom One

12'1" x 11'0" (3.7m x 3.4m)

With a window to the front aspect, fitted wardrobes and radiator.

Bedroom Two

9'1" x 7'10" (2.8m x 2.4m)

With a window to the front aspect and radiator.

Bedroom Three

8'3" x 6'8" (2.5m x 2m)

With a window to the rear aspect and radiator.

Bathroom

9'8" x 8'6" (2.9m x 2.6m)

With a window to the rear aspect, heated towel rail, fitted with a four piece bathroom suite including low level wc, counter top wash hand basin, freestanding claw foot bath and walk in shower.



Garage

19'8" x 8'6" (6m x 2.6m)

With an up and over door.

Outside

To the front of the property there is a walled lawned garden with patio area. To the rear of the property there is an enclosed courtyard. To the rear of the garage is an enclosed space used as a vegetable bed and log store. To the side of the property is a gravel driveway and single garage.

Agents Note

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Floorplan

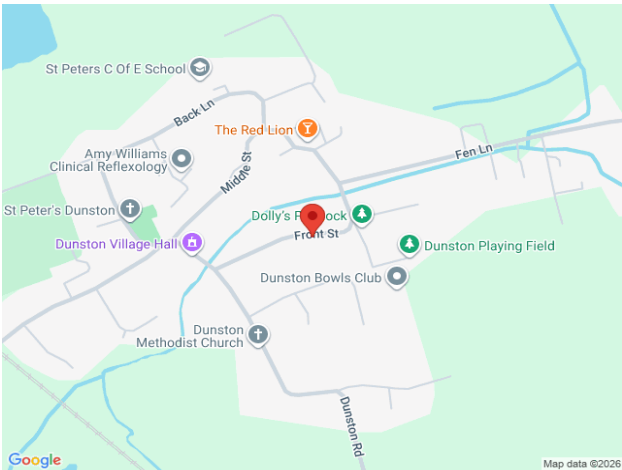


FLOORPLAN

TOTAL FLOOR AREA : 937 sq.ft. (87.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		